

BOARD OF SELECTMEN

Minutes of the Meeting of 23 July 2007 at 9:00 AM. The meeting took place in the Conference Room, Land Bank, 22 Broad Street, Nantucket, MA. Members of the Board present were Brian Chadwick, Michael Kopko, Allen Reinhard, Patricia Roggeveen and Whiting Willauer. Chairman Willauer called the meeting to order at 9:05 AM.

Citizen/Departmental Request

1. School Department: Request for Affirmation/Clarification of Vote on Support Letter for Application to School Building Assistance Bureau (as addressed 27 June 2007). Chairman Willauer reviewed the request. Ms. Roggeveen recused herself from participation in this matter. Mr. Kopko moved to approve the request. Mr. Reinhard seconded. Jack McFarland, School Facilities Manager, provided further explanation on the need for specificity of the motion, noting the separate request for the Nantucket Elementary School statement of interest. Mr. Kopko modified his motion with the consent of the Board to include the three separate and distinct requests, reading the language as follows: that the Board of Selectmen for the Town of Nantucket, in accordance with its charter, bylaws and ordinances, authorizes the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest dated June 25, 2007 for the Cyrus Peirce Middle School (and for the Nantucket High School) located at 10 Surfside Road, Nantucket, MA 02554 which describes and explains the following deficiencies and the priority category(s) for which Nantucket Public Schools may be invited to apply to the Massachusetts School Building Authority in the future: elimination of severe overcrowding; prevention of severe overcrowding expected to result from increased enrollments; replacement, renovation or modernization of the heating system in a schoolhouse to increase energy conservation and decrease energy related costs in the schoolhouse; replacement or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements;

and further, that the Board of Selectmen for the Town of Nantucket, in accordance with its charter, bylaws and ordinances, authorizes the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest dated June 25, 2007 for the Nantucket Elementary School located at 30 Surfside Road, Nantucket, MA 02554 which describes and explains the following deficiencies and the priority category(s) for which Nantucket Public Schools may be invited to apply to the Massachusetts School Building Authority in the future: replacement of or renovation of a building which is structurally unsound or otherwise in a condition seriously jeopardizing the health and safety of school children, where no alternative exists; elimination of severe overcrowding; prevention of severe overcrowding expected to result from increased enrollments; replacement, renovation or modernization of the heating system in a schoolhouse to increase energy conservation and decrease energy related costs in the schoolhouse; replacement or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements;

and hereby further specifically acknowledges that by submitting these Statements of Interest, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the Nantucket Public Schools to filing an application for funding with the Massachusetts School Building Authority.

Chairman Willauer commented on class size and space utilization at the schools. Discussion followed. On the motion, Mr. Chadwick, Mr. Kopko, Mr. Reinhard and Chairman Willauer voted in favor. Ms. Roggeveen recused herself. So voted to authorize the Superintendent of Schools to submit the applications as referenced.

Selectmen Goals

1. Discussion/Review of 2007-08 Goals (continued from 3 July 2007, 21 June 2007, 11 June 2007, 29 May 2007, 22 May 2007, 11 May 2007 and 8 May 2007). Chairman Willauer distributed updated drafts of the goals spreadsheet and reviewed changes to date. He opened the discussion for the goal "Improve Infrastructure" on a new measurement "to conduct a payoff analysis between gravel and paved roads." He described Department of Public Works Director Jeff Willett's basis of estimate for 20-year life cycle cost provided following the recent request for paving West Chester Street. Discussion followed on taking a closer look at road surface and/or fiscal options and on including the Planning Board, the Historic District Commission and the community on any standards to be considered. Discussion continued on the leadership opportunity for the Board and the need to develop policy on public road surfaces. Under the goal "improve infrastructure," the Board consented to add "develop a road surface policy" as an objective with the measurement "conduct a trade-off analysis between surfacing options." Discussion followed on assignment of the responsibility and stakeholders input.

Discussion continued on measurements added under the objective "explore alternative energy generation and conservation" to include "tidal generation..." and on developing an energy conservation policy to work with the HDC's Building with Nantucket in Mind.

2. July 26, 2007 Special Town Meeting Article 1: Real Estate Acquisition/Dreamland Theatre. Mr. Chadwick indicated that the Board has not taken a position on Article 1. He noted Rick Ulmer's withdrawal as a potential purchaser of the property, the Finance Committee's motion and the need for a Board position in light of there being no financial information on the matter. Discussion followed on ownership scenarios, the Town's various existing funding responsibilities, "phased development possibilities," concerns about the "nebulous" nature of the potential backing and the substantial commitment this would entail. Mr. Reinhard noted he would be unwilling to commit the Town absent specifics regarding funding. Chairman Willauer noted that the Board has to have some definitive information on the fiscal obligation and be able to answer to the public, adding it is too early to make a decision. Discussion followed on taking a position on the citizen article, the effect the article has had on Mr. Ulmer's purchase attempt and his ability to acquire financial commitments, and on the unsightliness of the existing "derelict building."

Mr. Chadwick moved not to support the article as written as the project lacks a full fiscal plan or long-term plan. Ms. Roggeveen seconded. Discussion followed on whether or not the Board needs to take a position and on the wording of the article being "boilerplate legal language." Discussion continued on taking a positive approach. Mr. Kopko stated that he expects a figure of \$9 million to be presented at the Special Town Meeting as an amendment, adding that the "only hard facts are that the Town would control the theatre if it makes the purchase." Discussion

followed on whether or not the Town can pay for the theatre and the Town's other priorities with pending obligations.

Discussion continued on needing a financially viable plan for the Dreamland Theatre and whether to continue the discussion or not to support the article. On the motion, Mr. Chadwick, Mr. Reinhard, Ms. Roggeveen and Chairman Willauer voted in favor. Mr. Kopko voted in opposition. So voted not to support the article.

At 10:42 AM, Chairman Willauer polled the Board and Mr. Chadwick, Mr. Kopko, Mr. Reinhard, Ms. Roggeveen and Chairman Willauer voted unanimously to adjourn to executive session, not to return to open session, for the purpose of discussing litigation matters.

Approved the 5th day of September 2007.